

101.2.2 Code Update and Replacement: As future new editions of the adopted referenced codes are published and adopted by the State of Georgia they shall become at that time the replacement for these codes, and shall become enforceable on the date as mandated by State Law. Revisions to these codes shall become enforceable only upon incorporation into new editions of the aforementioned codes, generally in three year cycles, or as mandated by State Law.

101.2.3 Quality Control: Quality control of materials and workmanship is not within the purview of this code.

101.2.4 No Representation or Warranty: This code shall not create any duty or right of recovery against Walton County's officials and employees. The inspection or permitting of any building or plan by Walton County, under the requirements of this Code, is not intended to be construed as a representation or warranty of the physical condition of such building or the adequacy of such plans. Neither Walton County nor any official or employee thereof shall be liable for damages to person or property for any defect or hazardous or illegal condition or inadequacy in such building, system or plans, nor for any failure of any component of such. Neither Walton County nor any of its officials or employees shall have any liability for any act or failure to act pursuant to the provisions of this code.

101.3 **SCOPE**

101.3.1 Applicability: Where, in any specific case, different sections of this code specify different materials methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

101.3.2 Building: The provisions of the Georgia State Minimum Standard Building Code, as amended, shall apply to the construction, alteration, repair, equipment, use and occupancy, location, maintenance, removal and demolition, of every building or structure or any appurtenances connected or attached to such buildings or structures.

The provisions of the Georgia State Minimum Standard (CABO) One and Two Family Dwelling Code, as amended, shall apply to one and two family dwellings and detached buildings.

101.3.3 Energy Conservation: The provisions of the Georgia State Energy Code for Buildings, as amended, shall regulate the design of building envelopes for adequate thermal resistance and air infiltration and the design and selection of mechanical, electrical, service water heating and illumination systems and equipment which will enable the effective use of energy in all new building construction.

101.3.4 Electrical: The provisions of the Georgia State Minimum Standard Electrical Code, as amended, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.3.5 Gas: The provisions of the Georgia State Minimum Standard Gas Code, as amended, shall apply to the installation of consumer's gas piping, gas appliances and related accessories as covered in this Code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances, and the installation and operation of residential and commercial gas appliances and related accessories.

101.3.6 Mechanical: The provisions of the Georgia State Minimum Standard Mechanical Code, as amended, shall apply to the installation of mechanical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.3.7 Plumbing: The provisions of the Georgia State Minimum Standard Plumbing Code, as amended, shall apply to every plumbing installation, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances, and when connected to a water or sewerage system whether public or private.

101.3.8 Swimming Pool: The provisions of the Standard Swimming Pool Code, as amended, shall apply to the protection of the public health, safety and welfare by prescribing minimum standards for the design, construction or installation, repair and alterations of swimming pools, public or private, and equipment related thereto; and shall require permitting and inspection, therefore, providing the administration and enforcement of the standards set forth herein. This Code is not intended to supersede the Swimming Pool Code as enforced by the Walton County Environmental Health Department nor any State or Federal regulations. Whenever there is a conflict between these codes or regulations the stricter shall apply.

101.3.9 Federal and State Authority: The provisions of this Code shall not be held to deprive any Federal or State agency, or any applicable governing authority having jurisdiction, of any power or authority which it had on the effective date of adoption of this Code, or of any remedy then existing for the enforcement of its orders, nor shall it deprive any individual or corporation of its legal rights as provided by law.

101.3.10 Appendices: Only those appendices which are either specifically mentioned and included in the Amendments of this Code or specifically referenced in the text of this Code are intended to be enforced.

101.3.11 Referenced Standards: Standards referenced in this Code shall be considered an integral part of this Code without separate adoption. When specific portions of a standard are denoted in the text of this Code, only those portions of the standard shall be enforced; and where provisions of this Code conflict with a standard the provisions of this Code shall be enforced. Permissive and advisory provisions in a standard shall not be construed as mandatory.

101.4 BUILDING DEPARTMENT

The Building Department as referenced in this Code shall be the Inspection Section of Walton County's Department of Planning and Development.

101.4.1 Building Official: The Building Official shall be the Director of the Department of Planning and Development, or his designee.

101.4.2 Records: The Building Official shall keep, or cause to be kept, a record of the business of the department. These records shall be open to public inspection.

102 POWERS AND DUTIES OF THE BUILDING OFFICIAL

102.1 GENERAL

The Building Official is hereby authorized and directed to enforce the provisions of this Code, which includes the technical codes. The Building Official is further authorized to render interpretations of these Codes, which are consistent with their spirit and purpose. The Building Official shall reserve the right to confer with other applicable County departments before rendering a decision whenever the work being done also involves their respective areas of enforcement.

102.2 RIGHT OF ENTRY

102.2.1 Procedures: Any owner, applicant or agent thereof, upon submitting a request for a permit and/or accepting the permit issued pursuant to this Code shall constitute an agreement of consent to allow the Building Official, or his authorized representative, to conduct an inspection to enforce any of the provisions of this Code; or whenever the Building Official has reasonable cause to believe that there exists in any building or upon any premises any condition or code violation which makes such building, structure, premises, or electrical, gas, mechanical, plumbing and energy conservation systems unsafe, dangerous or hazardous; or constructed and occupied without proper written releases the Building Official or his authorized representative may enter such building, structure or premises at all reasonable times to inspect the same or to perform any duty imposed upon the Building Official by this Code; provided that if such building or premises is occupied, he shall first present the Walton County I.D. badge as proper credentials and request entry. If such building, structure or premises is unoccupied, he shall first make a reasonable effort to locate the owner, his agent or other persons having charge or control of such to request entry and obtain consent to enter. If entry is refused, the Building Official shall have recourse to every remedy provided by law to secure entry.

102.2.2 Prompt Entry: When the Building Official shall have first obtained a proper inspection warrant or other remedy provided by law to secure entry, no owner, or occupant or any other persons having charge, care or control of any building, structure, or premises shall fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the Building Official for the purpose of inspection and examination pursuant to this Code.

102.3 STOP WORK ORDERS

The Building Official is hereby authorized to suspend or invalidate such permits, order that all unauthorized or improper work be stopped, direct correction of deficiencies, issue summons to any court of competent jurisdiction, or take any other legal or administrative action appropriate to the severity of the violation and degree of threat to the public health, safety, and welfare. Upon notice from the Building Official, work on any building, structure, or electrical, gas, mechanical,

energy conservation, and plumbing system that is being done contrary to the provisions of this Code or the technical codes or in a dangerous or unsafe manner, shall immediately cease. The Building Official shall cause to be issued a "Red-Tag" warning which shall effect only the area or system in violation of the code. Continued ignoring of "Red-Tag" warnings shall cause the Building Official to issue a "Stop Work Order" for the entire project. Such notice shall be in writing and shall be given to the owner of the property, or to his agent, or to the person doing the work, and shall state the conditions under which work on the entire project may be resumed. Where an emergency exists, the Building Official shall not be required to give a written notice prior to stopping the work. Whenever other county departments issue similar "Red-Tag" warnings or "Stop Work Orders" the Building Department will respect same. Erosion control measures shall be effectively in place and maintained throughout the course of construction by the owner or prime contractor or the Building Official shall cause to be issued "Red-Tag" warnings and "Stop Work Orders".

102.4 **REVOCAION OF PERMITS**

102.4.1 **Misrepresentation of Application:** The Building Official is hereby authorized to revoke a permit or revoke a written release, issued under the provisions of this Code whenever there has been any false statement or false payment of permit fees such as returned check(s) or misrepresentation as to the material facts in the application or plans on which the permit or written release was based.

102.4.2 **Violation of Code Provisions:** The Building Official is hereby authorized to revoke a permit whenever the construction, erection, alteration, repair, moving, demolition, installation or replacement of the building, structure, or electrical, gas, mechanical, energy conservation and plumbing systems for which the permit was issued is in violation of, or not in conformity with, the provisions of this Code and shall result in penalties as prescribed herein.

102.5 **REQUIREMENTS NOT COVERED BY CODE**

Any requirements necessary for the strength, stability or proper operation of proposed building, structure, or electrical, gas, energy conservation, mechanical and plumbing system, or for the public safety, health and general welfare, not specifically covered by this Code, including the technical codes, shall be determined by the Building Official.

102.6 **ALTERNATE MATERIALS AND ALTERNATE METHODS OF CONSTRUCTION**

The provisions of the Code, including the technical codes, are not intended to prevent the use of any material or method of construction not specifically prescribed by this Code, provided any such alternate has been reviewed by the Building Official. The Building Official shall authorize the use of any such alternate, provided he finds that the proposed design is satisfactory and complies with the provisions of this Code, and that the material, method of application or work offered is for the purpose intended and at least the equivalent of that prescribed in this Code, for quality, strength, effectiveness, fire resistance, durability and safety. The Building Official shall require sufficient evidence or proof be submitted to substantiate all claims that may be made regarding the alternate.

103 PERMITS

103.1 PERMIT APPLICATION

103.1.1 When Required: Any owner, authorized agent, or prime contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas energy conservation, mechanical or plumbing system, the installation of which is regulated by this Code, including the technical codes, or to cause any such work to be done, shall first make application to the Department of Planning and Development, Building Construction Section, and obtain a building permit for the work being done after paying required fees.

It shall be unlawful to commence the excavation or filling of any lot for construction of any building or commence the moving or alteration of any building until the Planning and Development Office has issued a building permit for such work.

It shall be unlawful for any building to be located, erected, moved, added to or structurally altered if the value of the improvement is in excess of two thousand five hundred dollars (\$2,500) building or alteration cost without obtaining a building permit issued by the Planning and Development Office. No building permit shall be issued except in conformity with the provisions of this ordinance.

A copy of the filed deed, filed plat and complete set of building plans must be submitted to the Planning and Development Office before a building permit may be issued.

EXCEPTION NO. 1: Building permits shall not be required to be secured for the following mechanical work:

1. Any portable heating appliance;
2. Any portable ventilation equipment;
3. Any portable cooling unit;
4. Any steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code;
5. Replacement of any part which does not alter its approval or make it unsafe;
6. Any portable evaporative cooler;
7. Any self-contained refrigeration system containing 10 pounds (4.54 kg.) or less of refrigerant and actuated by motors of 1 horsepower (746 watts) or less.

103.1.2 Temporary Structures: A special building permit for a limited time shall be obtained before the erection of temporary structures such as construction sheds, seats, canopies, tents and fences used in construction work or for temporary purposes such as reviewing stands. Such structures shall be completely removed upon the expiration of the time limit stated in the permit.

103.1.3 Work Authorized: A building, electrical, gas, mechanical or plumbing permit shall carry with it the right to construct or install the work, provided the same are shown on the

drawings and set forth in the specifications filed with the application for the permit.

103.1.4 Minor Repairs: Ordinary minor repairs under \$600.00 in total cost may be made, with the approval of the Building Official without a permit, provided that such repairs shall not violate any of the provisions of this Code, including the technical codes.

103.1.5 Information Required: Each application for a permit, with the required fee, shall be filed with the Department of Planning and Development on a form furnished for that purpose, and shall contain a general description of the proposed work and its location. The application shall be signed by the owner, or his authorized agent. The building permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information as may be required by the Building Official and the Department of Planning and Development.

103.1.6 Time Limitations:

1. Plans and Specifications

Plans and specifications for projects reviewed by the Building Official and the Department of Planning and Development shall be permitted within six (6) months of the formal review date to be valid for obtaining a building permit or the project shall be deemed to have been abandoned.

2. Building Permits

- a. A building permit shall expire 12 months from issuance if the permittee fails to request and pass a required inspection whether or not construction has been initiated.
- b. A building permit shall also expire if the permittee fails to request and pass a required inspection during any 6 month period after 6 months have passed from the date of permit issuance. Exception: When in the determination of the Building Official, a structure is substantially complete (90% or greater), the building permit shall not expire but shall become inactive and may be renewed by the original permit applicant upon the payment of a renewal fee as established by the Board of Commissioners.
- c. The Building Official is authorized to grant no more than two (2) permit extensions, not to exceed 3 months each, during which time the permittee shall request and pass a required inspection. A request for an extension shall be made prior to permit expiration, shall be in writing and shall demonstrate justifiable cause.
- d. A fee shall be charged for any extension thus granted as authorized by the Board of Commissioners. No refund of the permit fee shall be given for an expired permit unless authorized by the Board of Commissioners. A new permit to re-initiate construction activities shall be secured and a fee shall be charged for the new permit in accordance with the most recent fee schedule established by the Board of Commissioners.

103.2 DRAWINGS AND SPECIFICATIONS

103.2.1 Requirements: When required by the Building Official, two or more copies of specifications, and of drawings drawn to scale with sufficient clarity and detail to indicate the

nature and character of the work, shall accompany the application for a permit. Such drawings and specifications shall contain information, in the form of notes or otherwise, as to the quality of materials, where quality is essential to conformity with this Code. Such information shall be specific, and this Code, including the technical codes, shall not be cited as a whole or in part, nor shall the term "legal" or its equivalent be used as a substitute for specific information:

All information, drawings, specifications and accompanying data shall bear the name and signature of the person responsible for the design.

103.2.2 Additional Data: The Building Official may require details, computations, stress diagrams, and other data necessary to describe the construction or installation and the basis of calculations. All drawings, specifications and accompanying data required by the Building Official and/or Georgia State Law to be prepared by an architect or engineer shall be affixed with their official seal or stamp and signature.

103.2.3 Design Professional: The design professional shall be an architect or engineer legally registered under the laws of the State of Georgia regulating the practice of architecture or engineering and shall affix his official seal or stamp and signature to said drawings, specifications and accompanying data within their "area of competence" and "field of expertise" for the following:

1. All occupancies of Group "A" - Assembly, "E" - Educational, and "I" - Institutional definition.
2. Building and structures three stories or more high.
3. Buildings and structures 5,000 sq. ft. or more in area or \$100,000 or more in building cost. For all other buildings or structures that do not require the designer to be legally registered under Georgia State Law, he shall certify on the drawings that such state registration is not required for this project with the reason for omission.
4. Plans for interior design work which encompasses more than 5,000 square feet in area or three (3) stories or more in height shall also require sealed or stamped plans by a Georgia Registered Architect or Engineer within their respective "area of competence" and "field of expertise".
5. All pre-engineered buildings must have foundation designed by an architect or engineer legally registered under the laws of the State of Georgia regulating the practice of architecture or engineering and shall affix his official seal or stamp and signature to said drawings, specifications and accompanying data within their "area of competence" and "field of expertise".
6. A cover page stating the job name and location, engineer or architect of record, with full business name, address, phone number, official seal or stamp and signature with certification that the plans submitted have been designed by applicable codes required by Walton County. The cover page shall also list any and all assisting engineers or architects that submit accompanying plans with full business name, address and contact numbers.

EXCEPTION: Group R3 buildings (one and two family dwellings), less than 5,000 square feet

and three (3) stories or less in height shall not require a registered architect or engineer as designer.

103.2.4 Structural And Fire Resistance Integrity: Plans for all buildings shall indicate how required structural and fire resistive integrity shall be maintained where a penetration of a required fire resistant wall, floor or partition will be made for electrical, gas, energy conservation, mechanical, plumbing and communication conduits, pipes and systems and also indicate in sufficient detail how the fire and structural integrity shall be maintained where required fire resistant floors intersect the exterior walls.

103.2.5 Site Drawings: Drawing shall show the location of the proposed building or structure and of every existing building or structure on the site or lot. The department may also require a boundary line survey prepared by a qualified surveyor.

103.2.6 Hazardous Occupancies: The Building Official shall require the following:

1. General Site Plan - A general site plan drawn at a legible scale which shall include, but not be limited to, the location of all buildings, exterior storage facilities, permanent access ways, evacuation routes, parking lots, internal roads, chemical loading areas, equipment cleaning areas, storm and sanitary sewer accesses, emergency equipment and adjacent property uses. The exterior storage areas shall be identified with the hazard classes and the maximum quantities per hazard class of hazardous materials stored.
2. Building Floor Plan - A building floor plan drawn to a legible scale which shall include, but not be limited to, all hazardous materials storage facilities within the building and shall indicate rooms, doorways, corridors, exits, fire rated assemblies with their hourly rating, location of liquid tight rooms, and evacuation routes. Each hazardous materials storage facility shall be identified on the plan with the hazard classes and quantity range per hazard class of the hazardous materials stored.

103.3 **EXAMINATION OF DOCUMENTS**

103.3.1 Plan Review: The Building Official shall examine or cause to be examined each application for a permit and the accompanying documents, consisting of drawings, specifications, computations and additional data, and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this Code and all other pertinent laws or ordinances.

103.4 **ISSUING PERMITS**

103.4.1 Action on Permits: The Building Construction Section shall act upon an application for a permit without unreasonable or unnecessary delay. If the Building Official is satisfied that the work described in the permit application and the contract documents filed therewith conform to the requirements of this Code and other pertinent laws and ordinances, a permit shall be issued to the applicant by the Building Construction Section.

103.4.2 Refusal to Issue Permit: If the permit application and the accompanying contract documents describing the work do not conform to the requirements of this Code or other

pertinent laws or ordinances, a permit shall not be issued. Such refusal shall, when requested, be in writing and shall contain the reasons for refusal.

103.4.3 Shell Only & Detail Permit: When contract documents, including complete plans and specifications have been submitted to the Department and are currently under review for the issuance of a building permit, and a land disturbance permit has already been issued, the Building Official may, at his discretion, issue a "Foundation Only" permit. The applicant shall use the application forms provided by the department. The "Foundation Only" permit shall not prohibit the installation of inground electrical or plumbing rough-in, the placing of concrete for the floor slab on grade. The "Foundation Only" permit shall prohibit the installation or erection of all above ground components. The holder of such a special permit is proceeding at their own risk and without assurance that a permit for the remainder of the work shall be granted or that corrections shall not be required in order to meet the provisions of this Code, including the technical codes.

103.4.4 Public Right of Way: A permit shall not be issued by the Building Official for the construction of any building, or for the alteration of any building where said building is to be changed and such change will affect the exterior walls, bays, balconies, or other appendages or projections fronting on any street, alley or public lane, or for the placing on any lot or premises of any building or structure removed from another lot or premises, unless the applicant has made application at the department of Planning and Development and complies with this Code, other applicable codes and other pertinent laws or ordinances.

103.5 CONTRACTORS RESPONSIBILITIES

103.5.1 Prime Contractor: It shall be the duty of every prime contractor doing work for a developer or homeowner who shall make contracts for the installation or repairs to a building, structure, or electrical, gas, mechanical, energy conservation and plumbing systems, for which a permit is required, and every contractor or builder making such contracts and sub-letting the same, or any part thereof, to provide the Department of Planning and Development with proof of a current business license as issued by the Business License Department or by any city or local jurisdiction within the State of Georgia. The prime contractor shall furnish to the Planning and Development Office the duly issued number of his business license and affix it to the building permit application. Register valid state license and business license with the Department of Planning & Development. (Have copy on file)

103.5.2 Subcontractor: It shall be the duty of every individual or firm prior to doing electrical, mechanical and/or plumbing work under contract with a prime contractor or homeowner to have a proper affidavit on file with the Department of Planning and Development using the sub-contractor affidavit forms provided by the department. This subcontractor shall also provide the department with proof of a current business license, as issued by the County Business License Department or by any city or local jurisdiction within the State of Georgia, as well as a valid state license for his respective trade. Register valid state license and business license with the Department of Planning & Development. (Have copy on file)

The filing of this affidavit shall be done prior to any work being started and will allow a subcontractor to do permitted work for a prime contractor or homeowner. Persons or

corporations failing to follow this procedure shall be in violation of this Code and shall result in penalties as prescribed herein.

103.5.3 Homeowner: It shall be the duty of every homeowner doing electrical, mechanical and/or plumbing work under a homeowners permit, for their own personal one family dwelling, to have proper subcontractor affidavits on file with the Department of Planning and Development, using the forms provided by that department, and shall include their current name, address and phone number. The homeowner building or contracting out work for their own personal one family dwelling, will not be required to have a business license in order to obtain a building permit. All prime contractors and all subcontractors doing work for a homeowner shall comply with their responsibility requirements as previously outlined in this section.

103.6 CONDITIONS OF THE PERMIT

103.6.1 Permit Intent: A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of this Code, including the technical codes, nor shall issuance of a permit prevent the Building Official from thereafter requiring a correction of errors in plans, construction, or violations of this Code. The permit shall become invalid whenever work is not started or continued in accordance with the provisions of the current fee schedule as adopted by Walton County Board of Commissioners.

103.6.2 Plans: Before the Building Construction Section issues a permit for all commercial work, there shall be endorsed in writing or by stamp, on two sets of plans, "Reviewed for Code Compliance." One set of drawings so reviewed shall be retained for the Building Official by the Building Construction Section and the other set shall be returned to the applicant. The permitted "job set" drawings shall be kept at the site of work and shall be open to inspection by the Building Official or his authorized representative, otherwise, fees for re-inspection shall be levied in accordance with the provisions of the current fee schedule as adopted by the Walton Board of Commissioners. Revisions to drawings of permitted projects require resubmission and review of all change.

103.7 FEES

103.7.1 Prescribed Fees: A permit shall not be issued until the fees prescribed in this section have been paid, nor shall an amendment or revision to a permit be released until the additional fees for filing and increases in the valuation cost of the building, structure, electrical, gas, plumbing, mechanical, energy conservation systems, have been paid.

103.7.2 Work Commencing Before Permit Issuance: Any person or firm starting any excavation, or filling of any lot, work on a building, structure, or electrical, plumbing, mechanical, energy conservation and gas systems before obtaining the necessary permit, shall be subject to a penalty of 100% of the usual permit fee in addition to the required permit fees. The payment of such fees shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

103.7.3 Accounting: The Department of Planning and Development shall keep a permanent and accurate accounting of all permit fees and other monies collected, the names of all

persons upon whose account the same was paid, along with the date and amount thereof. All returned checks shall be assessed a service charge of \$25.00 or 5% (five percent) of the check amount, whichever is greater, as mandated by the Code of Georgia, Title 16, Chapter 9, Article 20 (J). One (1) returned check by the same applicant may result in a "cash only" policy when paying future permit fees.

103.7.4 Schedule of Permit Fees: On all buildings, structures, or electrical, plumbing, mechanical, energy conservation and gas systems or alterations requiring a permit, a fee for each permit shall be paid, as required, at the time of filing application in accordance with the current fee schedule as adopted by the Walton County Board of Commissioners.

103.7.5 Building Permit Valuations: Whenever the valuation of building, alteration, structure, or electrical, gas, mechanical, energy conservation and plumbing systems appears to be understated on the application, permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the Building Official. Permit valuations shall include total cost, such as equipment and other systems which are an integral part of the structure, including architectural and engineering fees, materials, labor, overhead and profit. This total valuation shall be based on the current fee schedule as adopted by the Walton County Board of Commissioners

103.8 INSPECTIONS

103.8.1 Manufacturers and Fabricators: When deemed necessary by the Building Official, he shall make, or cause to be made, an inspection of materials or assemblies at the point of manufacture or fabrication. A record shall be made of every such examination and inspection and of all violations of this Code, including the technical codes.

103.8.2 Inspection Service: The Building Official may make, or cause to be made, the inspections required by this section. He may accept reports of inspectors of recognized "Third Party" inspection services provided that after investigation he is satisfied as to their qualifications and reliability. A certificate called for by any provision of this Code shall not be based on such reports unless the same are in writing and certified by a responsible officer of such service.

103.8.3 Inspections Prior To Issuance of Certificate of Occupancy or Certificate of Completion: The Building Official shall inspect or cause to be inspected at various intervals all construction or work for which a permit is required, and a final inspection shall be made of every building, structure, electrical, gas, mechanical, energy conservation or plumbing system upon completion, prior to the issuance of the Certificate of Occupancy. A Certificate of Completion, shall be issued for "shell" buildings and uninhabited structures. A Certificate of Completion shall be issued for the installation of manufactured housing.

103.8.4 Posting of Permit: Work requiring a building permit shall not start until the permit holder or his agent posts the building permit yard card at the construction pad at the front property line. The permit holder is responsible for this yard card. All damaged, lost or stolen yard card shall be replaced before further inspections shall be made. This yard card shall be

protected from the weather and located in such position as to permit the officials of all required and listed departments to conveniently make the required entries thereon. This permit card shall be maintained in such position by the permit holder until the Certificate of Occupancy or Certificate of Completion has been issued.

103.8.5 Required Inspections: The Building Official, upon notification from the permit holder or his agent, shall make the following inspections and such other inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or his agent of any violations which must be corrected in order to comply with this Code by the issuance of an inspection report.

103.8.5.1 Building Inspections

Before any inspection, all erosion & sediment control (E&SC) must be in place using BMP (Best Management Practices)

A minimum 20'X50' gravel construction pad consisting of Geo Tech Fabric with 4 to 6 inches of #3 or #4 stone.

1. Footing/Foundation Inspection: To be made after trenches are excavated and forms erected and with 2 runs of #4 reinforcing steel (rebar) installed in accordance with ACI 318-89 (Revised 1992) is in place.
2. Monolithic Slab Inspection: Plumbing, electrical and mechanical inspections shall be signed off first - gravel or sand, vapor barrier with 2 runs of #4 reinforcing steel (rebar) installed in accordance with ACI 318-89 (Revised 1992) and wire mesh (when specified) shall be installed before footing sign off.
3. Framing Inspection: To be made after mechanical, plumbing and electrical roughs are complete and signed off; all framing complete; fireblocking, draftstopping and bracing; roof complete; pre-fab fireplace shall be set, vented through roof and capped. Insulation shall be installed in walls only after framing inspection has been signed off.
4. Firewall Inspection: To be made in all commercial and multi-family construction with firewalls and fire rated floor and ceiling assemblies after gypsum board is installed on one side only but before mudding and taping has started.
5. Ceiling Cover Inspection: To be made after mechanical, plumbing and electrical rough-ins are completed and signed off, electrical ceiling cover inspection is signed off.
6. Final Building Inspection: To be made after all final electrical, plumbing and mechanical inspections have been signed off; interior and exterior is complete; landscaping is completed; sewer signature; health signature; building to be complete and ready for occupancy, with all holds released, if any.
7. Erosion Control Measures and Energy Code Inspection: To be made in conjunction with the above building inspections.

103.8.5.2 Electrical Inspections

1. Underground Inspections: To be made after trenches or ditches are excavated,

- conduit or cable installed, and before any backfill is put in place.
2. Rough-In Inspection: To be made after the roof, framing, fireblocking, draftstopping and bracing is in place and prior to the installation of wall or ceiling membranes. Electrical panel set in place; all wiring installed and terminated in approved boxes or fittings; service cable installed; all splices and taps made up and all wire fastened or stapled according to code.
 3. Ceiling Cover Inspection: To be made after electrical rough-ins are completed and signed off.
 4. Temporary Power to Structures: To be made in conjunction with the “rough in” electrical inspection for Single Family dwellings, or, for commercial applications, at the time the service equipment & feeder panelboards are installed and secured from unauthorized personnel. This inspection shall only be made after proper affidavit from the electrical contractor has been filed with Walton County Planning & Development assuming all liability from accident or injury due to the authorization of electrical connection to the supplying power company.
 5. Permanent Power Inspection: All general construction to be completed. All electrical devices, fixtures to be installed and connected, wires capped off and terminated in an approved junction box; ground rod driven and grounding electrode conductor connected with an approved acorn clamp; decks built with guard rails when over 30 inches from ground; attic access ladders to be installed.
 6. Final Inspection: To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.
 7. Erosion Control Measures and Energy Code Inspection: To be made in conjunction with the above electrical inspections.

103.8.5.3 Plumbing Inspections

1. Underground Inspection: To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. Rough-In Inspection: To be made after the roof, framing, fireblocking, draftstopping and bracing is in place and all soil, waste and vent piping is complete, and prior to the installation of wall or ceiling membranes. Waste lines and vent installed; wasteline braced and strapped as required; water test on waste lines, water piping installed; water piping braced and strapped as required; water or air test on water piping.
3. Final Inspection: To be made after the building is complete, all plumbing fixtures are in place and properly connected, operating at required temperature, and the structure is ready for occupancy. NOTE: See the Georgia State Minimum Standard Plumbing Code for required tests.
4. Erosion Control Measures and Energy Code Inspection: To be made in conjunction with the above plumbing inspections.

103.8.5.4 Mechanical Inspections

1. Underground Inspection: To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. Rough-In Inspection: To be made after the roof, framing, fireblocking and

bracing are in place and prior to the installation of wall or ceiling membranes. Boot stackheads in; furnace vents roughed in; thermostat wire in place; bath fans vented to outside; first pressure test on concealed gas line and all duct work and furnace installed.

3. Final Inspection: To be made after the building is complete, the mechanical system is in place and properly connected, and operating at the required temperature when structure is ready for occupancy.
4. Erosion Control Measures and Energy Code Inspection: To be made in conjunction with the above mechanical inspections.

103.8.5.5 Gas Inspections

1. Rough Piping Inspection: To be made after all new piping authorized by the permit has been installed, fireblocking, draftstopping and bracing are in place and before any such piping has been covered or concealed in ceiling or walls or any fixtures or gas appliances have been connected.
2. Final Piping Inspection: To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by gypsum board or otherwise have been so concealed, and before any fixtures or gas appliances have been connected.
3. Final Inspection: To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to insure compliance with all the requirements of this Code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.
4. Erosion Control Measures and Energy Code Inspection: To be made in conjunction with the above gas inspections.

103.8.5.6 SWIMMING POOLS INSPECTIONS

1. Site Inspection: For private swimming pools only.
2. Reinforcing Steel or Basket Inspection and Erosion Control Inspection
3. Final Inspection: All swimming pool installations must be completed with all fences, gates, decks, pumping equipment, filters, heater and appliances in place. The pool shall be completely filled with water and in operation before final inspection.

103.8.5.7 Erosion Control Inspections: Erosion control measures shall be effectively in place and maintained throughout the course of construction by the prime contractor or homeowner.

Failure to do so shall result in warnings, stop work orders or citations being issued in accordance with established guidelines of Walton County Soil Erosion & Sediment Control Ordinance.

103.8.5.8 Additional Inspections: These may be required as determined by the Building Official to insure compliance with the requirements of the Walton County Construction Code and other applicable county ordinances.

103.8.6 Written Release: Work shall not be done on any part of a building, structure, or electrical, gas, mechanical, energy conservation and plumbing system beyond the point indicated in each successive inspection without first obtaining a written release on the yard card from the Building Official or his designee. Such written release on the yard card shall be given only after an inspection has been made of each successive step in the construction or installation as indicated by each of the foregoing inspections.

103.8.7 Reinforcing Steel and Structural Frames: Reinforcing steel or structural frame work of any part of any building or structure shall not be covered or concealed without first obtaining a written release from the Building Official or his designee.

103.9 CERTIFICATES

103.9.1 Building Certificate of Occupancy: A new building shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building until after the Building Official has issued a Certificate of Occupancy. Said certificate shall not be issued until all required electrical, gas, mechanical, energy conservation, plumbing and fire protection systems have been inspected in accordance with the technical codes and other applicable laws and ordinances and released by the Building Official or his designee after all required signature releases have been affixed to the building permit yard card and "holds" released.

103.9.1.1 Issuing Certificate of Occupancy: Upon satisfactory completion of construction of a building or structure and installation of electrical, gas, mechanical, energy conservation and plumbing systems in accordance with the technical codes, reviewed plans and specifications, and after the final inspection, the Building Official or his designee shall issue a Certificate of Occupancy stating the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of this Code. The written releases of "holds" by all other applicable departments of county government shall have been obtained.

103.9.2 Certificate of Completion: Upon satisfactory completion of a shell building, manufactured home or uninhabited structure, that may include electrical, gas, mechanical, energy conservation or plumbing systems, a Certificate of Completion shall be issued. This certificate is proof that a structure or system is complete and for certain types of permits is released for use and may be permanently connected to a utility system.

103.10 SERVICE UTILITIES

103.10.1 Connection of Service Utilities: No person shall make connections from a utility, source of energy, fuel or power to any building or system which is regulated by this Code, including the technical codes, for which a permit is required, until released by the Building Official and a Permanent Power approval has been issued.

103.10.2 Temporary Connection: The Building Official may authorize the temporary connection of the building or system to the utility source of energy, fuel or power for the purpose of testing building service systems or for use under a Temporary Certificate of Conditional Use after payment of appropriate fees.

103.10.3 Authority to Disconnect Service Utilities: The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this Code, including the technical codes, in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility and whenever possible the owner and/or occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner and/or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

103.11 POSTING FLOOR LOADS

103.11.1 Occupancy: An existing or new building shall not be occupied for any purpose which will cause the floors thereof to be loaded beyond their safe capacity.

The Building Official may permit occupancy of a building for mercantile, commercial or industrial purposes, by a specific business, when he is satisfied that such capacity will not thereby be exceeded.

103.11.2 Storage and Factory-Industrial Occupancies: It shall be the responsibility of the owner, agent, proprietor or occupant of Group S and Group F occupancies, or any occupancy where excessive floor loading is likely to occur, to employ a competent architect or engineer in computing the safe load capacity. All such computations shall be accompanied by an affidavit from the architect or engineer stating the safe allowable floor load on each floor in pounds per square foot uniformly distributed. The computations and affidavit shall be filed as a permanent record at the department at the time of permitting. An affidavit shall only be required when plans are not sealed, stamped and signed by a registered designer.

103.11.3 Sign Plates Required: In every building or part of a building used for storage, industrial or hazardous purposes, the safe floor loads, as reviewed by the Building Official on the plan, shall be marked on plates of approved design which shall be supplied and securely affixed by the owner of the building in a conspicuous place in each story to which they relate. Such plates shall not be removed or defaced, and if lost, removed or defaced, shall be replaced by the owner of the building immediately. Failure to have such plates in place at all times shall be deemed a violation of this Code and shall result in penalties as prescribed herein.

104 TESTS

The Building Official may require tests or test reports as proof of compliance. Required tests are to be made at the expense of the owner, or his agent, by an approved testing laboratory or other approved agency.

105 ADOPTION, SEVERABILITY, LIABILITY AND CONFLICTING REGULATIONS

105.1 ADOPTION

This Code became effective on **June 4, 2002** upon adoption by the Walton County Board of Commissioners and was incorporated into the Code of Ordinances of Walton County, Georgia.

105.2 SEVERABILITY

If any section, subsection, paragraph, sentence, clause, or phrase or provision of this Code, including the technical codes, is for any reason unintentionally held to be unconstitutional or void, the validity of the remaining portions shall not be affected thereby, it being the intent of the Board of Commissioners in adopting this Construction Code that no portion thereof or provision of this Code contained herein shall become inoperative or fail by reason of the unconstitutionality or invalidity of any section, subsection, paragraph, sentence, clause, or phrase, or provision of this Code or the technical codes.

105.3 LIABILITY

Neither the approval of a plan under the provisions of this Code, nor the compliance with the provisions of this Code shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon Walton County for damage to any person or property.

105.4 CONFLICTING REGULATIONS

All regulations or parts of regulations of the Code of Laws of Walton County, Georgia, in conflict with this Code shall be and the same are hereby repealed in their portions so in conflict. Provided, however, that it is not the intent to repeal or affect any law of the State of Georgia, or any Code or Ordinance of Walton County adopted as a requirement of State Law, in which case the most restrictive shall control.

106 VIOLATIONS AND PENALTIES

106.1 LAWS, CODES, ORDINANCES AND RESOLUTIONS

Any person, firm, corporation or agent who shall violate or assist in the violation of a provision of this Code, including the technical codes, or fail to comply therewith, or with any of the requirements thereof, or who shall erect, construct, alter, install, demolish or move any structure, electrical, gas, mechanical, energy conservation or plumbing system, or has erected, constructed, altered, repaired, moved or demolished a building, structure, or electrical, gas, mechanical, energy conservation and plumbing system, in violation of a detailed statement or drawing submitted and permitted thereunder, shall be guilty of violating a duly adopted ordinance, and upon conviction of any such violation, such person shall be punished within the limits and as provided by state and local laws. Each such person shall be considered guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code, including the technical codes is committed or continued; and upon conviction of any such violation such person shall be punished within the limits and as provided by state and/or local law.

106.2 PENALTIES

Any responsible party or other persons convicted by a court of competent jurisdiction of violating any provision of this code shall be guilty of violating a duly adopted Ordinance of Walton

County and shall be punished either by a fine not less than \$500.00 per day, or by a sentence of imprisonment not to exceed 60 days in jail, or both a fine and jail or work alternate. Each day the violation continues shall constitute a separate offense.

106.2.1 Court Power and Authority: The court shall have the power and authority to order the violation corrected in compliance with the requirements of this Code and the court may require payment of restitution or impose other punishment allowed by law.

106.2.2 Right of County: In the event any building is erected, constructed, altered, repaired, converted, or maintained, or any building or land is used in violation of this Code, the Planning and Development Office, or any appropriate county authority or any person who would be damaged by such violation may institute injunction, mandamus, or other appropriate action in proceeding to prevent the violation in the case of each building or land use.

106.3 Reserved

ITEM NO. 2: ADOPTION OF APPENDICES -Reserved

(NOTE: End of Amendment A-1)

**AMENDMENT G-1 TO THE GEORGIA STATE MINIMUM
STANDARD GAS CODE**

ITEM NO. 1: CHAPTER 1 - ADMINISTRATION

DELETE: Entire Chapter 1 of the Georgia State Minimum Standard Gas Code.

ADD: In its place the entire new Chapter 1 - "ADMINISTRATIVE PROVISIONS" as contained in Item No. 1 of Amendment "A-1" of the Georgia State Minimum Standard Building Code. This new Chapter 1 shall take precedent and govern whenever the provisions of this technical code are in conflict.

ITEM NO. 2: ADOPTION OF APPENDICES

ADD: The following referenced APPENDICES which are hereby adopted and incorporated into this Code WITHOUT any changes or revisions:

APPENDIX "A"	SIZING AND CAPACITIES OF GAS PIPING
APPENDIX "B"	SIZING OF VENTING SYSTEMS SERVING APPLIANCES EQUIPPED WITH DRAFT HOODS. CATEGORY I APPLIANCES, AND APPLIANCES LISTED FOR USE AND TYPE B VENTS.
APPENDIX "C"	EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS

(NOTE: End of Amendment G-1)

**AMENDMENT M -1 TO THE GEORGIA STATE MINIMUM STANDARD
MECHANICAL CODE**

ITEM NO. 1: CHAPTER 1 - ADMINISTRATION

DELETE: Entire Chapter 1 of the Georgia State Minimum Standard Mechanical Code

ADD: In its place the entire new Chapter 1 - "ADMINISTRATIVE PROVISIONS" as contained in Item No. 1 of Amendment "A-1" of the Georgia State Minimum Standard Building Code. This new Chapter 1 shall take precedent and govern whenever the provisions of this technical code are in conflict.

ITEM NO. 2: ADOPTION OF APPENDICES

ADD: The following referenced APPENDICES which are hereby adopted and incorporated into this Code WITHOUT any changes or revisions:

APPENDIX "A" COMBUSTION AIR OPENINGS & CHIMNEY
CONNECTOR PASS-THROUGHS

(NOTE: End of Amendment M-1)

**AMENDMENT E-1 TO THE GEORGIA STATE ENERGY
CODE FOR BUILDINGS**

ITEM NO. 1: CHAPTER 1 - ADMINISTRATION AND ENFORCEMENT

ADD: New SECTION 100 to Chapter 1 - "ADMINISTRATION AND ENFORCEMENT" to read as follows:

SECTION 100 - SUPPLEMENTAL ADMINISTRATIVE PROVISIONS
The provisions contained in new Chapter 1 - "Administrative Provisions" of ITEM NO. 1 OF AMENDMENT "A-1" of the GEORGIA STATE MINIMUM STANDARD BUILDING CODE shall SUPPLEMENT this Code chapter.

(NOTE: End of Amendment E -1)

**AMENDMENT P-1 TO THE GEORGIA STATE MINIMUM
STANDARD PLUMBING CODE**

ITEM NO. 1: CHAPTER 1 - ADMINISTRATION

DELETE: Entire Chapter 1 of the Georgia State Minimum Standard Plumbing Code.

ADD: In its place the entire new Chapter 1 - "ADMINISTRATIVE PROVISIONS" as contained in Item No. 1 of Amendment "A-1" of the Georgia State Minimum Standard Building Code. This new Chapter 1 shall take precedent and govern whenever the provisions of this technical code are in conflict.

DELETE GA Standard Plumbing Code (International Plumbing Code) Amendment Section 311 TOILET FACILITIES FOR WORKERS.

ADD: International Plumbing Code Section 311 TOILET FACILITIES FOR WORKERS in its entirety.

ITEM NO. 2: ADOPTION OF APPENDICES

ADD: The following referenced APPENDICES that are hereby adopted and incorporated into this Code WITHOUT any changes or revisions:

APPENDIX "A"	RESERVED
APPENDIX "B"	RATES OF RAINFALL FOR VARIOUS CITIES
APPENDIX "C"	GRAY WATER RECYCLING SYSTEMS
APPENDIX "D"	DEGREE DAY & DESIGN TEMPERATURES FOR CITIES IN THE UNITED STATES
APPENDIX "E"	SIZING OF WATER PIPING SYSTEM
APPENDIX "F"	STRUCTURAL SAFETY
APPENDIX "G"	VACUUM DRAINAGE SYSTEM
APPENDIX "H"	COMBINATION DRAIN AND VENT SYSTEM
APPENDIX "I"	WET VENTING

(NOTE: End of Amendment P-1)

**AMENDMENT NEC-1 TO THE GEORGIA STATE MINIMUM
ELECTRICAL CODE**

ITEM NO. 1: ARTICLE 90-4. - ENFORCEMENT

ADD: A new paragraph to the end of ARTICLE 90-4. - ENFORCEMENT, to read as follows:

90-4. ENFORCEMENT

The "ADMINISTRATIVE PROVISIONS" contained in ITEM NO. 1 OF AMENDMENT "A-1" of the GEORGIA STATE MINIMUM STANDARD BUILDING CODE shall SUPPLEMENT this article. ITEM NO. 1 OF AMENDMENT "A-1" shall take precedence and govern when the provisions of this technical code article are in conflict.

(NOTE: End of Amendment NEC-1)

**AMENDMENT R-1 TO THE GEORGIA STATE MINIMUM STANDARD (CABO)
1 & 2 FAMILY DWELLING CODE**

ITEM NO. 1: PART 1 - ADMINISTRATIVE, CHAPTER 1

ADD: A new SECTION R-100 to Chapter 1 - "ADMINISTRATIVE, to read as follows:

SECTION R-100 - SUPPLEMENTAL ADMINISTRATIVE PROVISIONS

The provisions contained in Item 1 of AMENDMENT "A" to the of the GEORGIA STATE MINIMUM STANDARD BUILDING CODE, shall supplement this CHAPTER 1. AMENDMENT "A" shall take precedence and govern when the provisions of this chapter are in conflict.

ITEM NO. 2: TABLE R-301.2A CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

ADD: The following underlined information to the blank spaces in Table R-301.2 (1):

1. Roof snow load: 5 pounds per square foot
2. Wind: 90 MPH
3. Seismic conditions by zone: B
5. Weathering: moderate
6. Frost line depth: 12 inches minimum
7. Termite damage: yes - very heavy
8. Decay damage: yes - moderate to severe

ITEM NO. 3: SECTION R-403.1 GENERAL

ADD SENTENCE: Footings will be required to have 2 runs of #4 reinforcing steel (rebar) installed in accordance with ACI 318-89 (Revised 1992).

ITEM NO. 4: ADOPTION OF APPENDICES

The following reference Appendices are hereby adopted and incorporated into this Code without any changes or revisions:

- APPENDIX "A" - Sizing and capacities of gas piping
- APPENDIX "B" - Sizing of venting systems serving appliances equipped with draft hoods. Category I Appliances, and appliances listed for use and Type B vents.
- APPENDIX "C" - Exit terminals of mechanical draft and direct-vent venting systems.
- APPENDIX "E" - Manufactured housing used as dwellings.
- APPENDIX "L" - Performance Requirements for Exterior Insulations and Finish Systems
- APPENDIX "M" - Requirements for Drainage Installed with Exterior Insulation and Finish systems.
- APPENDIX "N" - Requirements for Drying Potential for Exterior Insulation Finish Systems.

ITEM NO. 5: 505.2.2 - Reserved

ITEM NO. 6 Section R403.1.6 Foundation Anchorage

Add- In lieu of 1/2" diameter anchor bolts, Walton County will accept the following mud sill anchors (straps embedded into concrete pour):

Simpson Strong-Tie Company Mas Series spaced 6" on center (CABO NER-209)

Simpson MAB Series for poured concrete and masonry laid up foundation walls spaced 3'6" on center. (CABO NER-393)

Simpson MA4 and MA6 with a maximum anchor spacing of 4' and 4" on center spacing, respectively (CABO NER-443)

Hilti, Inc. powder actuated sill plate fastener, type SDM72 18" on center with 6" and 10" on each end (SBCCI Compliance Report 8913)

Jamerco, Inc. powder actuated sill plate fastener, type JPW300 maximum spacing of 18" on center and 6" and 10" on each end (International Council of Building Officials Compliance report 4535. SBCCI has not issued a compliance report number.)

Kant-Sag, United Steel Products series FA1 and FA2 Foundation anchors with a maximum spacing of 5" 6" on center. (SBCCI 9303). (Lumber species, width of sill plate and number of stories may reduce the maximum spacing as stated in the manufacturers printed instructions.)

Tcco/Lumberlok concrete and masonry anchors, types Sill-Ty (type 1 and 2) maximum spacing of 5'6" and 5" 6" respectively (SBCCI Compliance Report 9371) spacing of 4" 4" on center (SBCCI 9371). (The lumber species, width of sill plate and number of stories may reduce this maximum spacing as stated in the manufacturers printed instructions.)

ITEM NO. 7 DECK CODE

Decks shall be built in accordance with the American Forest and Paper Association Wood deck design and CABO 1&2 Family Dwelling Code.

A forty (40) pound per square foot live load shall be used to determine spans of joist beams & girders. Spans shall meet the SBCCI (EP15) 1993 update Building Code Clipboard and Southern Pine Council headers & beams.

Guardrails, handrails, & steps to meet 2000 GA State Minimum Standard for One and Two Family Dwelling code.

Posts shall be supported by footings a minimum of 12" below grade. It is the contractor responsibility to provide proper size footings. Posts to be attached to footings with post footing brackets (Post Base Cap)

Post height to be determined by table 6 of (AF & PA) Structural Design & Construction of decks.

Decks to be attached to structure with 1/2" through bolts with washers & nuts spaced 24" OC.

Flashing at structure to be installed per CABO 1&2 Family Dwelling Code.

Joist Hangers to be used for all joist bearings, girders & floor edge beams to be connected to posts to prevent uplift.

Bracing of posts 8' and less to have 2x4 bracing and posts over 8' to have 2x6 bracing to be set at 45 degree angles and attached by 3/8 inch bolts at each end.

Walton County Construction Code Ordinance adopted on _____

By: _____ Attest: _____
Kevin Little, Chairman Leta P Talbird, Clerk

Approved as to form: _____
John W Spence, County Attorney